GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department - Narasaraopeta Municipality – Change of Land use from Public Open Space (Park, Play Ground) to Commercial use in Sy.No.71, 83/A, 85, 86 and 87/A, to an extent of 2609.58 sq.mts., Near Stadium, Sattenpalli road of Narasaraopeta Municipality as applied by Sri Maddi Srinivasa Rao and others – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 70 **Dated: 16-02-2017**

Read the following:-

1. From the DTCP, A.P., Hyderabad, Lr.Roc.No.3878/2015/G, dt:04.08.2015.
2. Government Memo No.147869/H1/2016, dt:04.11.2016.
3. From the DTCP, AP, Guntur, Lr.Roc.No.3878/2015/G, dt:07.11.2016.
4. Government Memo No.11411/H1/2011, MA&UD (I2) Dept., dt:30.06.2012.
5. Government Memo No.38715/H1/2015, dt:23.11.2016.
6. Andhra Pradesh Gazette No.856, Part-I, dt:28.11.2016.
7. From the DTCP, AP, Guntur, Lr.Roc.No.3878/2015/G, dt:04.01.2016
8. Objection received from Sri K.Rama Mohan, Advocate, Narasaraopet, Lr. Dated 12.12.2016
9. From the Commissioner, Narasaraopet Municipality Lr.Roc.No.3091/2015/G1, dated 19.01.2017.

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ORDER:

The draft variation to the land envisaged in Narasaraopet General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.856, Part-I, Dt:28.11.2016. The Director of Town & Country Planning, AP, Guntur in the reference 4th read above has reported that the Commissioner, Narasaraopet Municipality has informed that the applicant has paid an amount of Rs.30,000/- towards Development / conversion charges and also the Director of Town & Country Planning, AP, Guntur in the reference 7th read above, he has reported that, the Commissioner, Narasaraopet Municipality has published the draft variation notification in two Daily News papers i.e., one in The Indian Express in English version and one in Andhra Jyothi in Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated time. On publication of notification, objection received from Sri K.Rama Mohan, Narasaraopet stated that the site is useful for the usage of public for parking or other needs. While enclosing the objections, the Director of Town & Country Planning, Andhra Pradesh, Guntur was requested to furnish the remarks to the Government to take further action in the matter. Vide reference 9th read above, the Municipal Commissioner, Narasaraopet Municipality has submitted that the proposed site is purely private land as per the survey records and classified as public open space as per the Master Plan and the Municipality is not in a position to acuire for parks, play grounds due to insufficient funds. The questing of leased out the site by the Municipality does not arise in this case, as the site is not belonging to Narasaraopet Municipality. Hence, the objection made by the applicants regarding land ownership is examined and the same may not be considered

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Commissioner, Narasaraopet Municipality, Narasaraopet, Guntur District.

Copy to:

The individual through the Commissioner, Narasaraopet Municipality, Narasaraopet, Guntur District.
The District Collector, Guntur District.
SF/SC.

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APPENDIX
NOTIFICATION

The following variation to the Narasaraopet General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.402, MA., dated:23.08.2013 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S No.71,83/A, 84/A, 85, 86 & 87/A to an extent of 2609.58 Sq.Mts. of Narasaraopet town, the boundaries of which are as shown in the schedule hereunder and which is earmarked for Public Open Space use in the General Town Planning Scheme (Master Plan) of Narasaraopet sanctioned in G.O.Ms.No.489, MA Dt:07.08.1993 is now designates for Commercial use by variation of change of land use basing on the Council Resolution No.341, dated:31.03.2015 as marked as "A to F" in the revised part proposed land use map bearing G.T.P. Map No.03/2016/R available in the Narasaraopet Municipal Office, **subject to the following conditions that;**

1. The applicant shall handover the site affected to an extent of 107.42 Sq.Mts under road widening to Narasaraopet Municipality through Registered Gift deed at free of cost.
2. The applicant shall furnish revised Council Resolution from the Narasaraopet Municipal Council regarding the CLU from Public open space use to Commercial use before issue of confirmation orders.
3. The Commissioner, Narasaraopet Municipality shall furnish remarks regarding the feasibility of the proposed CLU from Public open space use to Commercial use as per the Guidelines issued by the Government vide Memo No.31738/H1/2011-2, dt:08.05.2012
4. The applicant shall pay necessary conversion / development charges to the Narasaraopet Municipality as per G.O.Ms.No.158 MA, Dt:22.03.1996.
5. The applicant shall take prior approval from the Competent Authority before commencing any work.
6. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
7. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
8. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
9. The change of land use shall not be used as the proof of any title of the land.
10. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
11. The left over area proposed in the master plan is to be converted to future urbanisable land use and water body / buffer zone as per the ground position.
12. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 4.57 M road to be widened to 9.0 M and site of P.Venkata Krishna Murthy
East	:	Existing 125'-0 wide road.
South	:	Site belongs to Sri P.Lakshmi Narasaiah.
West	:	Kodela Stadium, Site belongs to Sri P.V Krishna Murthy.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER